SECTION 1.0
EXECUTIVE SUMMARY

1.1 INTRODUCTION

This Environmental Impact Report (EIR) has been prepared by the City of Chula Vista (City) as lead agency pursuant to the California Environmental Quality Act (CEQA) Public Resources Code 21000 et. seq., and the State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.). This EIR has been prepared to evaluate the environmental effects of the proposed EastLake III Senior Housing Project.

1.2 PURPOSE AND NEED

As discussed in the proposed EastLake III SPA Amendment, the objectives for the SPA Plan are to:

- Assure a high quality of development, consistent with City and Community goals and objectives, the Chula Vista General Plan and EastLake III General Development Plan.

- Create an economically viable plan that can be realistically implemented within current and projected economic conditions.

- Provide for orderly planning and long-range development of the project to ensure community compatibility.

- Establish the necessary framework for an identified financing mechanisms to facilitate adequate community facilities, such as transportation, water, flood control, sewage disposal, schools and parks and provide adequate assurance that approved development will provide the necessary infrastructure, when needed, to serve the future residents of EastLake III.

- Preserve open space and natural amenities.

- Establish a planning and development framework which will allow diverse land uses to exist in harmony within the community.

1.3 PROJECT LOCATION

As depicted on *Figures 1-1, 1-2* and *1-3*, the project is located within the eastern portion of the EastLake Community of the City of Chula Vista. The project area is situated adjacent to the Olympic Training Center and directly west of the Lower Otay Reservoir.

1.4 PROJECT DESCRIPTION

The proposed project involves amendments to the General Plan, EastLake III General Development Plan (GDP) and EastLake III SPA Plan to allow for the proposed land use change from visitor-serving commercial to high density residential. The General Plan Amendment would consist of redesignating 18.4 acres to "Residential-High." The 1.2 acres of designated Open Space around the site would remain unchanged. The EastLake III GDP would also be amended to redesignate 18.4 acres of "CT-Commercial-Tourist" uses to "H-Residential High (18-27+ dwelling units per acre). The remaining1.2 acre "Open Space" designation would remain unchanged. Finally, the EastLake III SPA would also be amended, specifically to eliminate the Commercial Tourist uses previously environed east of the OTC and instead provide for high density residential development. Components of the SPA, including the Planned Community District Regulations, Design Guidelines and Public Facilities Finance Plan (PFFP) would all be modified to reflect this proposed change in land use. The SPA also includes a specific Affordable Housing Program, Air Quality Improvement Plan and Water Conservation Plan for the proposed seniors project.

The 494-unit senior housing project would consist of 13 courtyard style buildings, each four stories tall over a parking structure (see *Figure 1-4*). The project would also include fitness facilities, recreational rooms, two view corridor/parks and a pedestrian paseo around the outer perimeter. An on- and off-site emergency access would also be constructed. This emergency access would be located in the southwestern portion of the site, and would allow emergency vehicles a second access to the site via the Olympic Training Center parking lot. This senior housing community would be gated, and housing units would be "for sale." The densities and unit numbers proposed would result in approximately 1,235 new residents.

The project architecture will consist of southern Spanish designs, and be arranged to mirror Mediterranean hillside towns. Buildings will include deeply recessed balconies, attached roofs, canopies, trellises and courtyards to provide visual breaks in the building façade. The rotation of each building was an intentional effort to break-up the appearance of building mass. The single

Figure 1-1 Regional Map

Figure 1-2 Vicinity Map

Figure 1-3 Project Location Map

Figure 1-4 Proposed Site Development Plan/Grading Plan

level recreational club will be located at the eastern edge of the property. The recreational club will serve as a focal point for the project.

The site has been graded in accordance with approved grading permits. However, portions of the site will need to be raised four to five feet to create a gradual elevation change on the eastern portion of the site. This would result in a "stepped" effect away from the Lower Otay Reservoir and would maximize the views of all residential units. This will require a total of 173,500 cubic yards of fill. Simultaneously, the underground parking garages will need to be excavated approximately 10 feet to establish a 12-foot underground garage space. The excavation will generate approximately 173,500 cubic yards of excess soil. The cut and fill requirements of the site will balance, thereby eliminating the need to export or import fill material. Finished first floor elevations will range from 560.5 to 578 feet.

A total of 963 spaces will be provided on the project site, meeting the City's parking requirements for the intended land use.

Discretionary actions for the EastLake III Senior Housing project include:

- General Plan Amendment
- EastLake III General Development Plan (GDP) Amendment
- EastLake III Sectional Planning Area (SPA) Amendment
- Tentative Map for the EastLake III Senior Housing Project.

The following additional permits/approvals may be required of other Responsible Agencies:

- San Diego Regional Water Quality Control Board: CWA 401 Water Quality Certification (potential), Storm Water Discharge Permit and approval of the Storm Water Pollution Prevention Plan (SWPPP)

Optional Facilities

The proposed buildings will be constructed in several phases. In order to avoid potential conflicts between project residents and construction activities, the applicant is proposing a temporary, off-site construction access road will be constructed south of the existing graded pad. The proposed road would be approximately 20 feet wide and approximately 600 feet long and would extend from Wueste Road to the edge of the project boundary. The roadway area will encompass approximately 15,000 square feet (0.50 acre) and will not exceed a 12 percent slope.

The graded roadway will be covered with stabilized decomposed granite to allow for drainage. Once construction has been completed, the road would be removed, regraded and revegetated to preexisting slope conditions. This temporary construction access road is not required for construction of the project and is therefore identified in this EIR as an "optional" project feature.

An off-site trail connecting the proposed project with the Olympic Training Center to the west, is also being analyzed in this EIR. This offsite trail would connect the proposed project (via the southwest corner) with the OTC trail system. This trail would be approximately 5 feet in width and entail dedication of a 30 foot easement across OTC property. The trail would be constructed with a pervious surface, such as decomposed granite, to allow for unimpeded drainage. This trail is being considered by the applicant as an "optional" facility and is analyzed in this EIR.

Impact characterizations are broken out for each optional facility in the impact sections of the EIR.

1.5 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION

Initial scoping of the project concluded that, the proposed project would not significantly affect the following environmental categories: agricultural resources, cultural resources, hazards/risk of upset, mineral resources and housing and population. Based on the initial scoping, the City determined that an EIR was required to more fully investigate project effects to landform alteration and aesthetics, air quality, biological resources, geology and soils, water quality and hydrology, land use and planning, noise, traffic and transportation, public services and utilities and paleontological resources.

The following table, *Table 1-1*, provides a summary of environmental impacts and mitigation measures related to the proposed project:

1.6 PROJECT ALTERNATIVES

In developing alternatives to be addressed in this EIR, consideration was given regarding their ability to: **(1)** meet the basic objectives of the project described in *Section 3.0*; and **(2)** eliminate significant environmental impacts as identified in *Section 5*.0 of this EIR. Based on the above parameters, three alternatives were identified. The Alternatives discussion in this EIR addresses the no development alternative, an alternative that would result in the continued development of the site under the Commercial-Tourist land use designation and reduced density alternative (single family residential similar to surrounding development).

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Land Use and Planning		
None	None	N/A
Landform Alteration and Aesthetics		
The project would introduce a new source of light and glare which would be potentially significant.	5.2-a Prior to approval of the Tentative Parcel map, the applicant shall submit a lighting plan as a part of the Design Review application for the project. The lighting plan shall demonstrate that project lighting is shielded from surrounding properties and that only the minimum amount of lighting required for safety purposes is provided to avoid adverse effects on surrounding areas. In general, lighting fixtures shall be shielded downward and away from adjacent residential land uses, MSCP Preserve areas and Lower Otay Reservoir.	Less than significant.
In FSEIR #01-01, significant unmitigable impacts to visual quality were identified as a result of landform alteration. This impact must therefore be carried forward. This project would have an incremental contribution to the cumulative impact identified in FSEIR #01-01.	The mitigation for project impacts would be applicable for cumulative impacts to landform alteration and visual quality associated with the proposed project.	Significant (cumulative).
Geology and Soils		
Impacts associated with slope instability would potentially be significant.	5.3-a Prior to approval of grading plans, the following conditions are required to be on the plans. The proposed project's grading plans shall demonstrate compliance with remediation recommendations in the June 10, 2005 Geotechnical Investigation for the project prepared by Geotechnics Incorporated, including but not limited to: a) Upper soil layers shall be removed to a depth of two to three feet during initial construction periods and replaced with competent compacted fill.	Less than significant.

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	b) Replacement of native soils with compacted fill shall be required to eliminate the potential for liquefaction. c) Any areas subjected to new fill or structural loads shall be prepared with compacted fill.	
Erosion during construction, although short-term in nature, could be significant without erosion control measures.	5.3-b Prior to approval of grading plans, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared for the project that identifies specific Best Management Practices (BMPs) to minimize erosion and control sedimentation. A copy of the SWPPP will be kept onsite and issued to all supervisory staff working on the project. Project activities resulting in excess erosion shall be halted and BMPs adjusted to ensure off-site sedimentation is avoided.	Less than significant.
Structures will be located over underground parking. Potentially significant impacts to foundations and structures could occur if expansive soils are encountered.	See Mitigation Measure 5.3-a	Less than significant.
Potential impacts resulting from other geological hazards such as seismic activity would be significant.	See Mitigation Measure 5.3-a	Less than significant.
Water Quality and Hydrology		
Water quality impacts resulting from construction and operational activities would be significant.	5.4-a Prior to approval of a grading permit the Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) NPDES General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction Activity. In accordance with said Permit, a Storm Water Pollution Prevention Plan (SWPPP) and a Monitoring Program Plan shall be developed and implemented concurrent with the commencement of	Less than significant.

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	grading activities. The SWPPP shall specify both construction and post-construction structural and non-structural pollution prevention measures. The SWPPP shall also address operation and maintenance of post-construction pollution prevention measures, including short-term and long-term funding sources and the party or parties that will be responsible for the implementation of said measures. A complete and accurate Notice-of-Intent (NOI) shall be filed with the SWRCB. A copy of the acknowledgement from the SWRCB that a NOI has been received for this project shall be filed with the City of Chula Vista when received. Further, a copy of the completed NOI from the SWRCB showing the Permit Number for this project shall be filed with the City of Chula Vista when received. 5.4-b Prior to approval of grading and construction plans, the Applicant shall demonstrate to the satisfaction of the City Engineer compliance with all of the applicable provisions of the Municipal Code and the City of Chula Vista SUSMP. The Applicant shall incorporate into the project planning and design an effective combination of site design, source control, and treatment control post-construction BMPs and provide all necessary studies and reports demonstrating compliance with the applicable regulations and standards. Post-construction BMPs shall be identified and implemented as to abate identified pollutants of concern to the maximum extent practicable standard described in the City of Chula Vista SUSMP.	

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	5.4-c Prior to issuance of a grading permit for any area of the project (including offsite areas) draining towards the Lower Otay Reservoir, the applicant shall: 1) Obtain the approval of the City of Chula Vista and all other applicable agencies for any proposed structural drainage runoff detention and/or diversion facilities within the Otay Lakes Watershed. 2) Obtain the approval of the City of Chula Vista and all other applicable agencies of all operational and maintenance agreements associated with any proposed structural drainage runoff detention and/or diversion facilities within the Otay Lakes Watershed. 5.4-d Prior to approval of the grading plan, the Applicant shall verify that surface drainage has been designed to collect and discharge runoff into natural stream channels or drainage structures. In order to avoid indirect impacts to the Lower Otay Reservoir, fertilizers, herbicides, and pesticides shall not be applied to the manufactured slopes along the northern property of the property. Potable water shall be used for irrigation. All drainage systems shall be designed in accordance with the City's Engineering Standards and to the City of San Diego's Source Water Protection Guidelines for New Developments (2004). 5.4-e The applicant shall design surface and subsurface drainage to preclude ponding outside of designated areas, as well as flow down slopes or over disturbed areas.	

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	5.4-f Prior to the approval of a grading permit, the Applicant shall verify that runoff diversion facilities (e.g., inlet pipes and brow ditches) have been be used to preclude runoff flow down graded slopes. Drainage terraces for slopes in excess of 40 feet in vertical height shall only be required for stabilization purposes. Slopes in excess of 40 feet in height may not require terraces provided that slope-specific analysis demonstrates that such measures are not needed in order to achieve the intent of the City's grading ordinance. Energy-dissipating structures (e.g., detention ponds, riprap, or drop structures) shall be used at storm drain outlets, drainage crossings, and/or downstream of all culverts, pipe outlets, and brow ditches to reduce velocity and prevent erosion. The applicant shall demonstrate compliance in grading plans prior to issuance of a grading permit. Prior to issuance of the grading permit for any site in the drainage area, the Applicant shall demonstrate that the proposed detention facilities would reduce 50-year post-development peak flows to equal to or less than pre-development conditions. The proposed onsite detention facilities shall be designed to ensure that there is no increase in downstream (i.e., south of Olympic Parkway) velocities in Salt Creek. For areas with the greatest potential for groundwater seepage, impacts could be reduced to a less than significant level through installation of subsurface drains as determined by the Soils Engineer and approved by the City Engineer. Implementation of these measures is the responsibility of the applicant. Prior to the start of grading activities, the brow ditch located at the base of the slope between the Lower	

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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	Otay Reservoir and the project site shall be inspected and sediment that could cause runoff to breach the ditch shall be removed. The brow ditch shall be inspected after each 0.5 inch. 5.4-g Prior to approval of the final map, and/or building permits (as determined by the City Engineer), the Applicant shall submit a maintenance program for the proposed post-construction BMPs and all private drainage facilities within common development areas to the satisfaction of the City Engineer. The maintenance program shall include, but not be limited to: **(1)** a manual describing the maintenance activities of said facilities, **(2)** an estimate of the cost of such maintenance activities, and **(3)** a funding mechanism for financing the maintenance program. In addition, the Developer shall enter into a Maintenance Agreement with the City to ensure the maintenance and operation of said facilities. 5.4-h Regular maintenance of the Greenbelt and Community trails shall be the responsibility of the Eastlake III HOA, depending on designation, to minimize the potential for erosion into Lower Otay Reservoir. Prior to the approval of the TM, the applicant shall submit a Landscape Responsibility map to identify funding for all areas within the project. 5.4-i The following urban runoff control measures shall be shown as notes on the Tentative Map. These measures shall be made a condition of the Tentative Map and shall be implemented on the final grading and improvement plans. Implementation of these measures is the responsibility of the applicant.	

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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	1) Per the Clean Water Act, BMPs to control pollutants and sediment from entering storm water runoff are required for the project area. Source control BMPs via landscaping of all slopes and street rights-of-way shall be provided to prevent erosion. Any other applicable source control or BMPs which may be implemented on a city-wide basis in conjunction with the City's Municipal NPDES permit shall be incorporated into the specific plan. The size, capacity, and location of any other pollution control devices which would be used to capture urban pollutants onsite will be determined as part of the project-specific drainage studies prior to the approval of future subdivision maps. 2) The City's Department of Planning and Building shall verify that the mitigation measures are conditions for the approval of the tentative map and that they are implemented on the grading plans for the project. 5.4-j Prior to the issuance of any building permit, the applicant shall demonstrate to the satisfaction of the Director of Planning and Building that hazardous materials shall not be stored along the eastern edge of the site. All hazardous materials shall be stored within secondary containment capable of holding 150 percent of the largest container. Hazardous materials shall be stored in a secure area that can be locked during non-working hours. This will help prevent any unintended hazardous material spills which could impact quality of runoff water from the site.	

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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	5.4-k Silt fence or a similar approved sediment barrier shall be installed along the eastern perimeter of the project site, or as directed by a qualified erosion control specialist, to prevent sediment transport into the Lower Otay Reservoir. Spoil stockpiles shall be stored at least 20 feet from the perimeter of the site. A qualified monitor shall inspect all erosion and sediment control devices onsite prior to anticipated storm events, during extended storm events, and after each storm event to ensure that the structures are functioning properly. Inspection logs shall be kept onsite and submitted to the City upon request.	
Transportation and Traffic		
The level of service at the project driveway and Olympic Parkway will degrade to F as a result of the project from vehicles entering and exiting the project, which would be a significant direct impact of the proposed project.	5.5-a Prior to approval of the grading plan, the applicant shall enter into an agreement to design, construct, and secure a fully actuated traffic signal including interconnect wiring, mast arms, signal heads and associated equipment, underground improvements, standards and luminaires at the Olympic Parkway/Project Driveway intersection. The design of the signal shall be to the satisfaction of the City Engineer and conform to City standards. The applicant shall provide the following intersection geometry: *Westbound*: One left-turn lane (with 100 feet of storage) and two through lanes *Southbound*: None *Northbound*: One left-turn lane and one right-turn lane (With a storage length of 75 feet in each) *Eastbound*: One shared through/right lane and one through lane.	Less than significant.

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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	A signal shall be installed at the project driveway and two outbound (northbound) lanes, one left-turn and one right-turn lane, and two inbound (southbound) lanes be provided. 5.5-b Prior to approval of building permits, the median opening on Olympic Parkway further shall be relocated west from its current location to accommodate the proposed project driveway. 5.5-c Prior to approval of building permits, a "No U Turn" sign for eastbound traffic on Olympic Parkway at the Olympic Parkway/Wueste Road intersection shall be installed.	
The potential conflict between construction-related traffic and vehicular, pedestrian and bicycle traffic on Wueste Road and the adjacent trail would be a significant direct impact of the optional construction access road.	5.5-d Prior to approval of the grading permit for the temporary construction access road, a Traffic Control Plan shall be prepared to the satisfaction of the City Engineer for the Wueste Road/access road intersection. The Traffic Control Plan shall be implemented for the duration of the use of the temporary access road. The Traffic Control Plan shall address methods to avoid conflicts between vehicles on Wueste Road/pedestrians and bicyclists on the trail adjacent to Wueste Road and construction vehicles entering and exiting the site.	Less than significant.
In FSEIR #01-01, significant unmitigable impacts to traffic and circulation patterns were determined for 2005, 2010, 2015, 2020 and build-out conditions. Impacts to freeway operations were also identified as significant. This impact from FSEIR #01-01 must therefore be carried forward. Because the proposed project is part of the buildout of the overall EastLake III community, a significant cumulative unmitigable	Specific mitigation measures were identified to reduce potential significant impacts, however cumulative impacts would be unmitigable.	Significant (cumulative).

TABLE 1-1
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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
traffic impact was identified for buildout of the community, and the proposed project would result in an incremental contribution to the traffic from buildout of the community, therefore a significant cumulative unmitigated traffic impact would occur.		
Air Quality		
During construction, ROC emissions would exceed the daily standard. This impact is considered significant.	5.6-a To the maximum extent feasible, the project developer shall use zero-Volatile Organic Compounds (VOC)-content architectural coatings during project construction/application of paints and other architectural coatings to reduce ozone precursors. If zero-VOC paint cannot be utilized, the developer shall avoid to the maximum extent feasible, application of architectural coatings during the peak smog season: July, August, and September.	Less than significant.
Although construction-related emissions would not surpass PM_{10} thresholds, the project will generate nuisance dust and fine particulate matter.	5.6-b Prior to approval of any grading permit, the following measures shall be placed as notes on all grading plans and implemented during grading to reduce dust and exhaust emissions (PM_{10}) and ozone precursors (ROC and NOx): a) Minimize simultaneous operation of multiple construction equipment units b) Use low pollutant-emitting equipment c) Use catalytic reduction for gasoline-powered equipment d) Use injection timing retard for diesel-powered equipment e) Water the grading areas a minimum of twice daily to minimize fugitive dust	Less than significant.

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	f) Stabilize graded areas as quickly as possible to minimize fugitive dust g) Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry h) Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads i) Remove any visible track-out into traveled public streets within 30 minutes of occurrence j) Wet wash the construction access point at the end of the workday if any vehicle travel on unpaved surfaces has occurred k) Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads l) Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling m) Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph n) Cover/ water onsite stockpiles of excavated material; and o) Enforce a 20 mile-per-hour speed limit on unpaved surfaces.	
In FSEIR #01-01, significant unmitigable impacts to air quality were documented as a result of nonconformance with regional air quality plans and overall project (entire EastLake III development) impacts on regional air quality. This impact identified in FSEIR #01-01 must therefore be carried forward. While the proposed project would generate less than half of the projected traffic for the site under the	None	Significant (cumulative).

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IMPACT	MITIGATION MEASURES		LEVEL OF SIGNIFICANCE AFTER MITIGATION
existing land use designation, it would still contribute incrementally to overall cumulative vehicular emissions generated by buildout of the area.			
Noise			
Potential exposure to interior noise levels greater than the City's allowable limit of 45 dB CNEL would be considered significant.	5.7-a	Prior to issuance of building permits, where exterior noise levels on internal roadways exceed 60 CNEL, additional measures shall be required to attenuate interior noise to the City's 45 CNEL standard, such as inoperable or double-paned windows. For those units that require the windows to be closed to achieve the interior noise standard, forced-air circulation or air conditioning shall be provided by the applicant. An acoustical analysis shall be conducted for Buildings 1, 2 and 13 that are adjacent to Olympic Parkway concurrent with the submittal of construction drawings and shall be approved by the Director of Planning and Building and the Environmental Review Coordinator prior to approval of building permits. The acoustical analysis shall demonstrate that interior noise levels due to exterior noise sources would be below the 45 CNEL standard.	Less than significant.
Potential exposure of future residents to exterior noise levels (from patio and balcony areas) greater than the City's allowable limit of 65 dB CNEL would be considered significant.	5.7-b	Five foot high noise barriers around the perimeter of the individual private patio and balconies at some of the dwelling units in Buildings 1, 2 and 13 (adjacent to Olympic Parkway) would be required to mitigate for traffic noise impacts. Sound walls may be constructed of any masonry material, or material such as tempered glass or Plexiglas with a surface density of at least three pounds per square foot. The sound wall should have no openings or cracks. *Table 5.7-7, Dwelling Units Requiring Sound Walls around Patios or Balconies (included in Section 5.7, Noise, of the EIR)*,	Less than significant.

TABLE 1-1
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IMPACT	MITIGATION MEASURES		LEVEL OF SIGNIFICANCE AFTER MITIGATION
		provides a summary of required walls that would achieve 65 CNEL at the exterior patios/balconies.	
Public Services and Utilities			
The proposed SPA Plan would result in an incremental increase in public facilities if they are not provided commensurate with demand. The incremental contribution of solid waste, and demand on water and sewer service, parks, fire, police, emergency services, libraries and schools would be significant.	5.8-a	Prior to approval the Final Map, the applicant shall demonstrate compliance with recycling policies in the City's General Plan and Municipal Code. Demonstration of compliance with these policies shall include construction of onsite recycling facilities, recycling program establishment, etc.	Less than significant.
	5.8-b	Prior to approval of the Final Map, a minimum of 3.86 acres of parkland will be established within the project area in accordance with the City of Chula Vista Municipal Code Section 17.10.40. Any shortfall in parkland acreage dedication shall result in payment of the park acquisition component of the Park Acquisition and Development (PAD Fee). Given the lack of available acreage that could be acquired to serve the development, the acquisition component of the PAD Fee will be waived and a payment of $4.1 million (including the development portion of the fee and land acquisition fee adjusted over dedication at Eastlake Vistas neighborhood park) will be made which can be utilized to fund construction of park and public facilities serving the EastLake Community. Any excess funds that remain once these facilities are complete can be utilized on other park or public facilities serving the Eastern Territories of Chula Vista. The Developer will pay the development component of the PAD Fee as required by the City (EastLake III SPA Plan, February 20, 2006 and personal communication with Jack Griffin, City of Chula Vista April 3, 2006).	
	5.8-c	Prior to issuance of building permits, the applicant shall be required to pay the Public Facilities Development	

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	Impact Fees (PFDIF) at the rate in effect at the time building permits are issued as determined by the City Engineer, to offset impacts on City fire, police, emergency services and libraries. 5.8-d Prior to approval of the Tentative Map, the applicant shall submit plans showing fire flow and fire hydrant locations to the City of Chula Vista Fire Prevention Division for review and approval. 5.8-e Prior to approval of building permits, the applicant shall pay all required school mitigation fees at the rate in effect at the time building permits are issued or enter into an agreement to help finance the needed facilities and services for the Chula Vista Elementary School District and Sweetwater Union High School District. 5.8-f Water and sewer facility improvements shall be financed or installed on- and off-site in accordance with the fees and phasing in the approved Public Facilities Financing Plan for the SPA Plan. 5.8-g The City of Chula Vista shall continue to monitor Police and Fire Department responses to emergency calls and report the results to the Growth Management Oversight Committee on an annual basis.	
Safety issues for recreational trail users directly exposed to crossing construction traffic due to the optional temporary construction access road are considered significant.	5.8-h Prior to approval of the grading permit for the optional construction access road, a traffic control plan shall be prepared to the satisfaction of the City Engineer that addresses pedestrian, bicycle and vehicular safety during construction at the intersection of Wueste Road and the option construction access road.	Less than significant.

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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
Biological Resources		
Potential indirect impacts to lands intended for conservation adjacent to the project site (associated with Otay Valley Regional Park) are considered significant.	5.9-a In accordance with the adjacency guidelines contained in the Subarea Plan, mitigation to minimize indirect impacts to sensitive wildlife species, sensitive plant communities and functions of the Preserve as envisioned in the City's Subarea Plan are as follows: **Drainage and Toxic Substances** • Pollution reduction measures, such as oil and water separators, shall be installed in all drainage systems at the property line to eliminate introduction of contaminants into the Preserve. Such measures shall be indicated on grading plans and approved by the City prior to issuance of any land development permit, including clearing and grubbing and grading permits. The installation of these pollution reduction measures shall be verified by the City during project construction. • Additional best management practices for reduction to impacts to drainages include: slopes and channels will be protected from erosion; storm drain stenciling and signage will be employed, and control of post-development peak storm water runoff discharge rates and velocities will be enacted to maintain or reduce downstream erosion and to protect stream habitat. These measures shall be further outlined in the project SWPPP.	Less than significant.

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	Lighting • Light shielding to protect the Preserve from spill-over during construction activities shall be required. In addition, lighting proposed for the residential development shall be directed away and shielded from the Preserve. Low sodium lighting shall also be utilized. Prior to issuance of a building permit, a lighting plan shall be submitted to the City's Environmental Review Coordinator for review and approval. The lighting plan shall illustrate the location of the proposed lighting standards and type of shielding measures. Low-pressure sodium lighting shall be used if feasible and shall be subject to the approval of the City's Environmental Review Coordinator and City Engineer. **Noise** • Construction activities shall include noise reduction measures or be conducted outside the breeding season of sensitive bird species. In particular, grading restrictions shall be implemented during the breeding season (February 15 through August 15) of the California gnatcatcher, and if construction is proposed during the breeding season, noise levels shall not exceed 60 dB(A) L_{eq} within 500 feet of an active gnatcatcher nest. • Noise impacts adjacent to the preserve shall be minimized through installation of berms or walls adjacent to the residential areas and any other use that may introduce noises that could impact or interfere with wildlife utilization of the Preserve.	

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IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	Invasives • Native vegetation shall be used for revegetating the temporary access road, and shall be incorporated into the landscape plan to the satisfaction of the Director of Planning and Building. Such measures shall be indicated on grading plans and approved by the City prior to issuance of any land development permit, including clearing and grubbing and grading permits. Prior to issuance of a grading permit, landscape plans shall be submitted to the City for review and approval.	
Potential direct impacts to narrow endemic plant species that may occur within the optional off-site trail and optional construction access road are considered significant.	5.9-b Prior to issuance of any land development permit, including clearing and grubbing and grading permits, for the optional trail and temporary construction access road, the applicant shall retain a City-approved biologist to conduct a Narrow Endemic species survey. Once surveys have been completed, an impact analysis shall be prepared to determine the impacts to any narrow endemic species found in those areas and include mitigation measures in accordance with Section 5.2.3 of the City's Subarea Plan. Finally, the impact analysis shall be submitted to the City's Environmental Review Coordinator for review and approval prior to initiating any construction activities. If a narrow endemic plant population is discovered, impacts shall be limited to 20% of the population within the project area, and appropriate mitigation shall be provided to meet the requirements of biological equivalency in Section 5.2.3.6 of the Subarea Plan. The City shall prepare findings of equivalency to authorize "Take" of the portion of the plant population.	Less than significant.

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	If, after the comprehensive consideration of avoidance and minimization measures, impacts exceed 20% of the covered Narrow Endemic Species population within the project area, the City must make a determination of biologically superior preservation consistent with Section 5.2.3.7 of the Subarea Plan. This determination shall be based on appropriate mitigation sufficient to meet the requirements established for biologically superior preservation identified in Section 5.2.3.7 of the Subarea Plan. The City shall process the appropriate findings in accordance with Section 5.2.3.3 of the Subarea Plan. If such findings cannot be made for either or both of these optional project features, the feature(s) that are not consistent with the policies related to narrow endemic species shall not be implemented.	
The project could potentially be inconsistent with the HLIT Ordinance which would constitute a significant impact.	See Mitigation Measures 5.9-a and 5.9-b.	Less than significant.
Paleontological Resources		
Impacts to previously undisturbed soils as a result of column borings would be a significant impact.	5.10-a Prior to issuance of a grading permit, the applicant shall confirm in writing to the City of Chula Vista that a qualified paleontologist has been retained to carry out the mitigation described herein. A qualified paleontologist is defined as an individual with a M.S. or Ph. D. in paleontology or geology who is familiar with paleontological procedures and techniques. A paleontological monitor may be retained to perform the on-site monitoring in place of the qualified paleontologist. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials and who is working under the supervision of a qualified paleontologist.	Less than significant.

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	5.10-b The qualified paleontologist or paleontological monitor shall attend preconstruction meeting to consult with the grading and excavation contractors. The paleontologist's duties shall include monitoring of grading, salvaging, preparation of collected materials for storage at a scientific institution that houses paleontological collections, and preparation of a monitoring results report. For each step below, the paleontologist should present results to the City of Chula Vista for review. These duties are defined as follows: • The paleontologist or paleontological monitor shall be on-site during the original cutting of previously undisturbed sediments of the Otay Formation to inspect cuts for fossils contained therein. The Sweetwater Formation should be monitored on an as-needed basis as determined by the paleontologist or paleontological monitor. The frequency of inspections would depend upon the rate of excavation, the materials excavated, and the abundance of fossils. The paleontologist would work with the contractor to determine the monitoring locations and amount of time necessary to ensure adequate monitoring of the project site. • In the event that fossils are encountered, the paleontologist (or paleontological monitor) shall have the authority to divert or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains in a timely fashion. Because of the potential for recovery of small fossil remains, it may be necessary to set up a screen-washing operation on-site.	

TABLE 1-1
Senior Housing Project – Summary of Environmental Impacts and Mitigation

IMPACT	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	• Fossil remains shall be cleaned, sorted, repaired, cataloged, and then stored in a local scientific institution that houses paleontological collections, such as the San Diego Natural History Museum. • A monitoring results report with appropriate graphics summarizing the results (even if negative), analyses, and conclusions of the above program shall be prepared and submitted to the City of Chula Vista within 90 days following the termination of the paleontological monitoring program.	

No Project/No Development Alternative

The No Development Alternative assumes that the project site would not be developed and the entire project site would remain undeveloped.

Existing Land Use Designation (Commercial - Tourist) Alternative

The existing land use designation for the project site is for Commercial-Tourist uses. The Existing Land Use Designation Alternative would result in the continued development of the site for Commercial-Tourist uses. No amendments to the General Plan or EastLake III GDP would be necessary. Since the FSEIR #01-01 addressed the development of the project site for commercial-tourist uses; the impact characterization is a summary of conclusions from the FSEIR #01-01. In cases where FSEIR #01-01 did not differentiate the impacts related to the specific project site and instead referred to impacts from development of the larger Woods and Vistas project, an independent analysis was provided.

Reduced Density Alternative (single family residential [Similar to surrounding development])

The Reduced Density Alternative would consist of single family residential uses that are typical of the surrounding environment. In addition, the amount of units would be less, approximately 56 for the entire site. This was estimated by assuming that these single family residential units would be similar in size and style and be located on lots similar in size to surrounding developments.

Table 1-2, Comparison of Project Alternatives, gives a summary of all project alternatives.

TABLE 1-2
COMPARISON OF PROJECT ALTERNATIVES

Issue Area	Proposed Project	No Development Alternative	Existing Land Use Designation (Commercial - Tourist) Alternative	Reduced Density Alternative
Land Use, Planning and Zoning	Significant and mitigated to below significance.	No impact.	No impact to the project site. Similar to proposed project with regard to construction access road and trail.	Similar to the proposed project.
Landform Alteration and Aesthetics	Significant and mitigated to below significance.	No impact.	Similar to the proposed project.	Similar to the proposed project.
Agricultural Resources	No impact.	No impact.	No impact.	No impact.
Biological Resources	Significant and mitigated to below significance.	No impact	Similar to the proposed project.	Similar to the proposed project.
Cultural Resources	No impact.	No impact.	Similar to the proposed project.	Similar to the proposed project.
Geology and Soils	Significant and mitigated to below significance.	No impact.	Similar to the proposed project.	Similar to the proposed project.
Paleontological Resources	Significant and mitigated to below significance.	No impact.	Similar to the proposed project.	Similar to the proposed project.
Water Quality and Hydrology	Significant and mitigated to below significance.	No impact.	Similar to the proposed project.	Similar to the proposed project.
Transportation, Circulation and Access	Significant and mitigated to below significance.	No impact.	More impacts than proposed project. Similar design measures could be incorporated as the proposed project to mitigate below significance.	Less impact than proposed project.
Air Quality	Significant and unmitigated.	No impact.	More impacts than proposed project.	Less impact than proposed project.
Noise	Significant and mitigated to below significance.	No impact.	More impacts than proposed project.	Less impact than proposed project.

TABLE 1-2
COMPARISON OF PROJECT ALTERNATIVES

Issue Area	Proposed Project	No Development Alternative	Existing Land Use Designation (Commercial - Tourist) Alternative	Reduced Density Alternative
Public Services and Utilities	Significant and mitigated to below significance.	No impact	Less impact than proposed project	Less impact than proposed project.
Hazards/Risk of Upset	No impact.	No impact.	Similar to the proposed project.	Similar to the proposed project.